

WARRANTY DEED

020716

Know all Men by these Presents,**That** the City of Waterville

in consideration of One Dollar and other valuable consideration

paid by The Woodlands, Inc., a Maine Corporation

whose mailing address is Lipman and Katz, P.A., 227 Water Street,
Augusta, ME 04332-1051the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey** unto the said The Woodlands, Inc.~~hereby~~ and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at a 5/8 iron rod set in the northeasterly corner of property owned by R & R Enterprises and recorded in the Kennebec County Registry of Deeds, Book 3156 Page 16 dated May 15, 1987, and the westerly right of way of the West River Road; thence ~~N 78°-41' W~~ ^{land now or formerly of} a distance of 405.00 feet along the northerly line of R & R Enterprises to a 5/8 iron rebar set on the lot line; thence N 00°-14' E a distance of 317.00 feet to a 5/8 iron rebar set; thence S 78°-41' E a distance of 455.00 feet to a 5/8 iron rebar set on the lot line; thence S 69°-16' E a distance of 140.20 feet to a 5/8 iron rebar set on the westerly right of way of the West River Road, the last three courses being across the source parcel; thence along the westerly right of way of the West River Road S 42°-02' W a distance of 142.75 feet to a 5/8 iron rebar set on the lot line; thence S 29°-11' W a distance of 170.13 feet to the point of beginning.

Meaning and intending to convey 4.5 acres of land formerly owned by R. Stanley Lunn and conveyed to the City of Waterville by Warranty Deed dated December 24, 1974 and recorded in the Kennebec County Registry of Deeds, Book 1790, Page 117.

TRANSFER
TAX
PAID

P/O
26-10
NEW
May 27
Lot 38

#50298

Now or formerly

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ~~The~~ Woodlands, Inc.

its ~~xxxxxx~~ assigns, to ~~and~~ ^{its} use and behoof forever.

And its ~~xxxxxx~~ does ~~xxxxxx~~ ^{xxxxxx} with the said Grantee, its ~~xxxxxx~~ assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

that it has ~~xxxxxx~~ good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that it ~~xxxxxx~~ ^{xxxxxx} shall and will **warrant and defend** the same to the said Grantee, its ~~xxxxxx~~ ^{xxxxxx} assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, ~~xxxxxx~~ the said City of Waterville
by its Mayor acting in accordance with authority of City Council Order 21-1995

~~xxxxxx~~

~~xxxxxx~~ ~~husband/wife~~ of the said

~~xxxxxx~~ ~~joining in this deed as~~ Grantor, and relinquishing and conveying all rights ~~by descent~~ and all other rights

in the above described premises, have hereunto set his hand and seal this 31st

day of the month of August, A.D. 1995.

Signed, Sealed and Delivered
in presence of

Nelson J. Megna
Nelson J. Megna, Mayor

State of Maine, County of Kennebec on: August 31, 1995.

Then personally appeared the above named Nelson J. Megna

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

A. V. Federle Jr.
~~xxxxxx~~ ~~xxxxxx~~
Attorney at Law

RECEIVED KENNEBEC CO.

Printed Name, A. V. Federle Jr.

95 SEP -5 AM 10:30